

TO: Builders, Contractors, and Engineers

FROM: Adele P. Schirmer, Planning and Engineering Director

RE: Policy Statement on Water and Sewer Laterals

The Town Code establishes a \$577 fee for the installation of a sewer lateral, and \$388 for the installation of a water lateral, if the lateral does not already exist at the property line.

To avoid these fees and to avoid cutting new streets, developers of new subdivisions generally install the laterals from the main to the property line for service to each lot. These laterals are then shown on the as-built drawings furnished to the Town prior to acceptance of the mains for use by the Town and homebuilders.

Problem

Because several developers have been slow in furnishing the Town with as-built plans, and/or laterals are not in the locations shown on the as-builts, the general water and sewer rate-payers in the Town's system have had to absorb the additional cost for the time it takes to locate the laterals. On occasion, it has been necessary to excavate the entire frontage of a lot to locate a lateral that was improperly shown or not located on the as-built drawing.

Policy Statement

To address this problem, the Town is taking the following two steps:

1. The Contractor shall install an eight-foot treated 4" x 4" post at the end of each water lateral before backfilling. This coupled with properly furnished as-builts will assist in the location of the laterals.
2. When a lateral is not located on the as-builts, or is improperly located, the intent of the regulations has not been followed; therefore, the applicant requesting service will be charged a lateral fee regardless of whether the Town has to install a new lateral or is able to locate an existing lateral along the lot's frontage in a location other than that shown on the as-built plans or identified by the builder or developer.

*Everyone's cooperation is requested, and it is strongly encouraged that as-builts be maintained during construction and properly furnished to the Town upon its completion to avoid problems.